

**REDEVELOPMENT AGENCY/CITY COUNCIL MEETING  
JULY 29, 2003**

The meeting called to order as the City Council at 10:10 a.m. by Mayor Murphy.

Roll Call    Peters, Zucchet, Atkins, Lewis, Maienschein,  
                  Fyre, Madaffer, Inzunza, and Mayor Murphy

Michael T. Uberuaga, City Manager  
Leslie Devaney, City Attorney  
Charles Abdelnour, City Clerk  
Joyce Lane, City Clerk  
Elizabeth Maland, City Clerk

The meeting adjourned as the City Council at 11:24 a.m. for the purpose of a break.

The meeting reconvened as the City Council at 11:33 a.m. with all Council Members present.

The meeting adjourned as the City Council at 11:36 a.m.

The meeting reconvened as the Redevelopment Agency at 11:36 a.m.

**Adoption**

**5. Community Centers Rehabilitation Project – San Ysidro Project Area –  
Fund Transfer. (District 8).**

(RA 2004-6)

Making certain findings with respect to funding public improvements for the Community Centers Rehabilitation Project in the San Ysidro Redevelopment Project Area and approving a cooperation agreement for the transfer of San Diego Redevelopment Funds to the City of San Diego, from Fund 98570 to Fund 10269.

See Redevelopment Agency Report no. RA-03-19 and City Manager Report no. CMR-03-126, dated July 23, 2003.

Council Companion Item Number: 332

Auditor Certificate Number: AC 2400062

REDEVELOPMENT AGENCY MINUTES – JULY 29, 2003

**Adoption**

5. **Community Centers Rehabilitation Project – San Ysidro Project Area – Fund Transfer. (District 8).**

(Continued)

Motion by Member Inzunza to approve

Second by Member Madaffer

Vote: 9-0

**Redevelopment Agency Resolution and Document numbers R-03658 and D-03658; and Council Resolution number R-298266.**

4. **Consoliated Aircraft Truck Crossing Bridge – North Bay Redevelopment Project Area. (District 2).**

(RA 2004-19)

Finds and determines that the Federal and State mandated demolition of the Consolidated Aircraft Truck Crossing Bridge for which the Agency proposes to pay a portion of is of benefit to the North Bay Redevelopment Project, that the Agency finds and determines that no other reasonable means for financing the demolition are available to the community; that the Agency hereby finds and determines that the demolition will assist in eliminating one or more blighting conditions inside the Project Area; and that the Agency finds and determines that the demolition is consistent with the Implementation Plan adopted for the Project Area in May 1998, on file in the office of the Secretary to the Agency pursuant to California Health and Safety Code Section 33490; and approves the expenditure of \$100,000 from the North Bay Redevelopment project bond proceeds and the transfer of the funds to the Capital Improvement Project Budget No. 53-035-8.

See Redevelopment Agency report no. RA-03-25, and City Manager Report no. CMR-03-150, dated July 23, 2003.

Council Companion Item Number: 333

Auditor Certificate Number: AC 2400074

Motion by Member Zucchet to approve

Second by Member Atkins

Vote: 9-0

**Redevelopment Agency Resolution number R-03659; and City Council Resolution number R-298267.**

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**Adoption**

6. **West San Ysidro Boulevard Streetscape Improvements Projects. (District 8).**

(RA 2004-17)

Make necessary findings and authorize the transfer of up to \$270,000 from the San Ysidro Redevelopment tax increment funds to the City for the purpose of financing the West San Ysidro Boulevard Streetscape Improvements Project-CIP No. 39.091.0; and authorize Agency contribution of up to \$270,000 for CIP No. 39.091.0.

See Redevelopment Agency Report no. RA-03-18 and City Manager Report no. CMR-03-125, dated July 23, 2003.

Council Companion Item Number: 334

Auditor Certificate Number: AC 2400056

Motion by Member Inzunza to approve

Second by Member Madaffer

Vote: 9-0

**Redevelopment Agency Resolution number R-03660; and City Council Resolution number R-298268.**

7. **North Embarcadero Alliance Joint Powers Authority Agreement. (District 2).**

(RA 2004-15)

Authorizing the Executive Director of the Redevelopment Agency, or designee, to execute a Joint Exercise of Powers Agreement with the San Diego Unified Port District for the development, funding, and approval of the schematic design for the North Embarcadero Area.

See Centre City Development Corporation Report no. CCDC-03-17, dated July 23, 2003.

Chair Murphy stated appoint Member Michael Zucchet as Chair and Member Scott Peter as alternate.

REDEVELOPMENT AGENCY MINUTES – JULY 29, 2003

**Adoption**

7. **North Embarcadero Alliance Joint Powers Authority Agreement.  
(District 2).**

(Continued)

Motion by Member to approve as stated by Chair Murphy

Second by Member Madaffer

Vote: 9-0

**Redevelopment Agency Resolution and Document numbers R-03661 and  
D-03661.**

1. **Approval of the minutes of:**

June 3, 2003

June 10, 2003, special

Motion by Atkins to approve

Second by Member Madaffer

Vote: 9-0

**Adoption**

8. **Exclusive Negotiation Agreement with One America Second Phase PT, LLC.  
(District 2)**

(RA 2004-14)

Approving an Exclusive Negotiation Agreement with One America Second Phase PT, LLC for the purchase and development of the agency owned Air Rights Parcel ("Parcel 5") on the block bounded by B, C, Kettner and India Streets.

See Centre City Development Corporation Report no. CCDC-03-12, dated July 9, 2003.

Motion by Member Zucchet to approve

Second by Member Atkins

Vote: 9-0

**Redevelopment Agency Resolution and Document numbers R-03662 and  
D-03662.**

REDEVELOPMENT AGENCY MINUTES – JULY 29, 2003

**Adoption**

2. **Housing Rehabilitation Program in the City Heights Redevelopment Project Area. (Districts 3, 4 & 7).**

(RA 2004-16)

Authorize expenditure of up to \$350,000 in City Heights tax increment housing set-aside funds for the administration of the program and to fund housing rehabilitation loans to owner-occupants in the City Heights Redevelopment Project Area and approve the City Heights Redevelopment Project Area Housing Rehabilitation Guidelines.

See Redevelopment Agency Report no. RA-03-22, dated July 23, 2003.

Auditor Certificate Number: AC 2400050

Motion by Member Atkins to approve

Second by Member Madaffer

Vote: 9-0

**Redevelopment Agency Resolution and Document numbers R-03663 and D-03663.**

3. **Public Hearing – Proposed Second Five-Year Implementation Plan for the North Bay Redevelopment Project Area. (Districts 2 & 6)**

(RA 2004-3)

Approving the Second Five-Year Implementation Plan for the North Bay Redevelopment Project Area.

See Redevelopment Agency Report no. RA-03-15, dated July 23, 2003.

Motion by Member to approve as amended on page 3, under the Specific Goals and Objectives of the Agency for the Project Area, Item C-6, re-write “Enhance pedestrian and vehicular mobility, and improve transportation facilities complaint with ADA regulations”. Page 4, under Specific Goals and Objectives of the Agency for the Project Area, revise the 7<sup>th</sup> bullet point to read: “Construction of community facilities, open space, parks and sidewalk improvements to enhance the Project Area for its residents”. Page 6, revise Task 8 under the Fiscal Year 2004 Work Program, to read: “Identify opportunities for public art, open space, parks, and sidewalk improvements in the Morena Boulevard Corridor”.

Second by Member Lewis

Vote: 9-0

**Redevelopment Agency Resolution and Document numbers R-03664 and D-03664.**

## REDEVELOPMENT AGENCY MINUTES – JULY 29, 2003

The meeting adjourned as the Redevelopment Agency at 11:47 a.m.

The meeting reconvened as the Joint Redevelopment Agency, Housing Authority and City Council at 11:47 a.m.

### **Joint Public Hearing**

#### **9. Smart Corner-Proposed Disposition and Development Agreement & Design Review. (District 2)**

Subitem A. (RA 2003-162)

Approving the Disposition and Development Agreement between the Agency and Lankford and Associates, Inc. relating to the “Smart Corner” Project; approving the sale of property in the Centre City Redevelopment Project Area pertaining thereto; and making certain findings with respect to such disposition and development agreement and such sale.

Subitem B. (RA 2003-163)

Approving Basic Concept/70% Schematic Drawings with respect to the construction of the “Smart Corner” development within the Centre City Redevelopment Project Area pursuant to the Disposition and Development Agreement between the Agency and Lankford and Associates, Inc., subject to the conditions stated herein.

Subitem C. (RA 2003-164)

Certifying that the Agency has reviewed and considered information contained in the Master Environmental Impact Report (MEIR) for the Centre City Redevelopment Project, and the Secondary Study with respect to the Proposed Disposition and Development Agreement between the Agency and Lankford and Associates, Inc., relating to the “Smart Corner” project, and making certain findings and determinations regarding environmental impacts of the development pursuant thereto.

See Centre City Development Corporation Report no. CCDC-03-20, and Council Report no. CCDC-03-11, dated July 23, 2003.

Council Companion Item number: S601

Housing Authority Item number: 1

Janice Weinrick, Centre City Development Corporation, presented staff report.

## REDEVELOPMENT AGENCY MINUTES – JULY 29, 2003

The meeting adjourned as the Joint Redevelopment Agency, Housing Authority and City Council at 12:00 p.m. and to reconvene at 2:00 p.m.

The meeting reconvened as the City Council at 2:07 p.m. with Council Members Zucchet and Deputy Mayor Inzunza not present.

The meeting adjourned as the City Council at 2:11 p.m.

The meeting reconvened as the Joint Redevelopment Agency, Housing Authority and City Council at 2:11 p.m.

### **Joint Public Hearing**

#### **9. Smart Corner-Proposed Disposition and Development Agreement & Design Review. (District 2).**

(Continued)

Betsy Morris, San Diego Housing Authority, presented gave a brief background of the proposed project.

Council Member Zucchet arrived at 2:19 p.m.

Deputy Mayor Inzunza arrived at 2:33 p.m.

Public testimony in opposition by Mel Shapiro, Mignon Scherer, Bruce Henderson, and Kris Harrett.

Public testimony in favor by Augie Gallego and Terrence Burgess.

Chair Murphy recessed the meeting at 3:34 p.m. for the purpose of a break.

Chair Murphy reconvened the meeting at 3:43 p.m. with all Members present.

REDEVELOPMENT AGENCY MINUTES – JULY 29, 2003

**Joint Public Hearing**

9. **Smart Corner-Proposed Disposition and Development Agreement & Design Review. (District 2).**

(Continued)

Motion by Member Zucchet to approve (with Fyre in opposition on the MEIR and the Secondary Study)

Second by Member Atkins

Vote: 9-0

**Redevelopment Agency Resolution and Document numbers R-03665 and D-03665, R-03666 and R-03667; and City Council Resolution numbers R-298269, R-298270, and R-298271.**

**Adjournment**

The meeting adjourned as the Joint Redevelopment Agency, Housing Authority and City Council at 4:27 p.m.

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Secretary of the Redevelopment Agency  
of the City of San Diego, California